

143.0

0004

0006.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
729,700 / 729,700
729,700 / 729,700
729,700 / 729,700

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 40 | | COOLIDGE RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|--------------------------|---------|
| Owner 1: MINCHEW BRENT M | |
| Owner 2: BRITO MARI C | |
| Owner 3: | |
| Street 1: 40 COOLIDGE RD | |
| Street 2: | |

| | |
|---------------------|------------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry |
| Postal: 02476 | Own Occ: Y |

| | |
|--------------------------|--|
| PREVIOUS OWNER | |
| Owner 1: O LEARY TARA - | |
| Owner 2: CRAIG SCOTT M - | |
| Street 1: 40 COOLIDGE RD | |
| Twn/City: ARLINGTON | |

| | |
|---------------|-------|
| St/Prov: MA | Cntry |
| Postal: 02476 | Type: |

| | |
|--|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Asbestos Exterior and 1503 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms. | |

| | |
|-------------------|------------|
| OTHER ASSESSMENTS | |
| Code | Descrip/No |

| | |
|--------|----------|
| Amount | Com. Int |
| | |

| | |
|------------------|-----------|
| PROPERTY FACTORS | |
| Item | Code |
| Z | R1 |
| o | SINGLE FA |
| n | 100 |
| Census: | water |
| Flood Haz: | Sewer |
| D | Electri |
| s | Exempt |
| t | |

| | |
|--------|--|
| Topo | |
| Street | |
| Gas: | |

| | |
|-----------------------------------|-------------|
| LAND SECTION (First 7 lines only) | |
| Use Code | Description |
| LUC Fact | No of Units |
| Depth / PriceUnits | Unit Type |
| | Land Type |
| | LT Factor |
| | Base Value |

| | | | | | | | | | | | | | | | | | | |
|----------------|------|---------|-------------|-----------|--------|------|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101 One Family | 5000 | Sq. Ft. | Site | 0 | 80. | 1.14 | 9 | | | | 456,000 | | | | | | 456,000 | |

IN PROCESS APPRAISAL SUMMARY

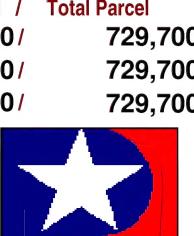
| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 5000.000 | 272,500 | 1,200 | 456,000 | 729,700 | | 92704 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 06/30/18 |

| PREVIOUS ASSESSMENT | | Parcel ID | | 143.0-0004-0006.0 | | !11100! | |
|---------------------|-----|-----------|------------|-------------------|-----------|------------|---------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value |
| 2022 | 101 | FV | 272,500 | 1200 | 5,000. | 456,000 | 729,700 |
| | | | | | | | Year end |
| 2021 | 101 | FV | 264,100 | 1200 | 5,000. | 456,000 | 721,300 |
| | | | | | | | Year End Roll |
| 2020 | 101 | FV | 264,400 | 1200 | 5,000. | 456,000 | 721,600 |
| | | | | | | | Year End Roll |
| 2019 | 101 | FV | 211,600 | 1200 | 5,000. | 427,500 | 640,300 |
| | | | | | | | Year End Roll |
| 2018 | 101 | FV | 211,600 | 0 | 5,000. | 353,400 | 565,000 |
| | | | | | | | Year End Roll |
| 2017 | 101 | FV | 211,600 | 0 | 5,000. | 324,900 | 536,500 |
| | | | | | | | Year End Roll |
| 2016 | 101 | FV | 211,600 | 0 | 5,000. | 296,400 | 508,000 |
| | | | | | | | Year End |
| 2015 | 101 | FV | 206,400 | 0 | 5,000. | 290,700 | 497,100 |
| | | | | | | | Year End Roll |

| SALES INFORMATION | | TAX DISTRICT | | PAT ACCT. | |
|-------------------|-----------|--------------|-----------|-----------|------------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price |
| O LEARY TARA, | 75466-370 | 1 | 8/27/2020 | | 860,000 |
| MILLS STANLEY J | 48230-464 | | 9/27/2006 | | 470,000 |
| | 21062-407 | | 3/1/1991 | | 192,000 |
| | | | | | Y |

| BUILDING PERMITS | | ACTIVITY INFORMATION | |
|------------------|--------|----------------------|-------------------------|
| Date | Number | Descrip | Comment |
| 12/29/2020 | 1664 | Heat App | 9/9/2020 SQ Mailed |
| | | | MM Mary M |
| | | | 6/30/2018 Inspected |
| | | | PH Patrick H |
| | | | 4/24/2018 MEAS&NOTICE |
| | | | BS Barbara S |
| | | | 1/21/2009 Meas/Inspect |
| | | | 372 PATRIOT |
| | | | 1/10/2007 MLS |
| | | | MM Mary M |
| | | | 11/15/1999 Meas/Inspect |
| | | | 264 PATRIOT |
| | | | 12/1/1990 |
| | | | PM Peter M |

| | | | |
|-------|--------------------------------|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / |
|-------|--------------------------------|---|---|



| | | | | | | | | | | | | | | | | | |
|--|-------------------|-----------------|-----------|---------------------------|-----------------|------------|---------|---|------------|-------|-----|----------------------|--------|----------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 6 | Colonial | | | Full Bath: 1 | Rating: Good | | | TOILET IN BMT SINK IN BMT. | | | | | | | | | |
| Sty Ht: 2A | 2 - 2 Sty +Attic | | | A Bath: | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | |
| Foundation: 2 | - Conc. Block | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Frame: 1 | - Wood | | | 1/2 Bath: | Rating: | | | | | | | | | | | | |
| Prime Wall: 5 | - Asbestos | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: 2 | Rating: Fair | | | | | | | | | | | | |
| Roof Struct: 1 | - Gable | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: 1 | - Asphalt Shgl | | | Kits: 1 | Rating: Average | | | 1st Res Grid Desc: Line 1 # Units 1 | | | | | | | | | |
| Color: GREEN | | | | A Kits: | Rating: | | | Level FY LR DR D K FR RR BR FB HB L O | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Average | | | Other | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | |
| Grade: C | - Average | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | |
| Year Blt: 1929 | Eff Yr Blt: | | | Location: | | | | Lvl 1 | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | Lower | | | | | | | | | |
| Jurisdct: | | Fact: . | | Floor: | | | | Totals | | | | RMs: 7 | BRs: 3 | Baths: 1 | HB | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AG - Avg-Good | 26. % | Exterior: | | No Unit | RMS | BRS | FL | | | | | | |
| Prim Int Wal 1 | - Drywall | | | Functional: | | Interior: | | 1 | 7 | 3 | M | | | | | | |
| Sec Int Wall: | | % | | Economic: | | Additions: | | | | | | | | | | | |
| Partition: T | - Typical | | | Special: | | Kitchen: | | | | | | | | | | | |
| Prim Floors: 3 | - Hardwood | | | Override: | | Baths: | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 26.4 % | Plumbing: | | | | | | | | | | | |
| Bsmnt Flr: 12 | - Concrete | | | | | Electric: | | | | | | | | | | | |
| Subfloor: | | | | | | Heating: | | | | | | | | | | | |
| Bsmnt Gar: | | | | | | General: | | | | | | | | | | | |
| Electric: 3 | - Typical | | | | | | | | | | | | | | | | |
| Insulation: 2 | - Typical | | | | | | | | | | | | | | | | |
| Int vs Ext: | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 | - Gas | | | | | | | | | | | | | | | | |
| Heat Type: 5 | - Steam | | | | | | | | | | | | | | | | |
| # Heat Sys: | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | | | | | | | | | | | | | | |
| Solar HW: NO | | Central Vac: NO | | | | | | | | | | | | | | | |
| % Com Wal | | % Sprinkled | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | |
| PARCEL ID 143.0-0004-0006.0 | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 19 | Patio | D | Y | 1 | 20X20 | A | AV | 2016 | 3.19 | T | 5 | 101 | | | 1,200 | | 1,200 |
| More: N | Total Yard Items: | 1,200 | | Total Special Features: | | | Total: | 1,200 | | | | | | | | | |
| SKETCH | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| SUB AREA | | | | | | | | | | | | | | | | | |
| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | | | | | | |
| BMT | Basement | 828 | 48,970 | 40,544 | | | | | | | | | | | | | |
| FFL | First Floor | 828 | 163,220 | 135,148 | | | | | | | | | | | | | |
| SFL | Second Floor | 675 | 163,220 | 110,175 | | | | | | | | | | | | | |
| WDK | Deck | 319 | 8,500 | 2,713 | | | | | | | | | | | | | |
| UAT | Upper Attic | 169 | 65,290 | 11,017 | | | | | | | | | | | | | |
| OPP | Open Porch | 64 | 39,360 | 2,519 | | | | | | | | | | | | | |
| Net Sketched Area: 2,883 | | | | Total: | 302,116 | | | | | | | | | | | | |
| Size Ad | 1503 | Gross Area | 3389 | FinArea | 1503 | | | | | | | | | | | | |
| SUB AREA DETAIL | | | | | | | | | | | | | | | | | |
| IMAGE | | | | | | | | | | | | | | | | | |
| AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |